



## Swan Street, Evenwood, Bishop Auckland, Durham

THREE BEDROOMS | END TERRACE | GAS CENTRAL HEATING | UPVC DOUBLE GLAZING | NO ONWARD CHAIN

REAR YARD | ON STREET PARKING | EPC GRADE D

Asking Price: **£85,000**



# Swan Street, Evenwood, Bishop Auckland, Durham

## DESCRIPTION

Spacious three bed end of terrace pleasantly positioned on Swan Street in Evenwood. Local amenities are available within the village including; a primary school, village shop, cafés and doctors surgery. The nearby town Bishop Auckland is only approximately 4 miles away which provides a vast range of supermarkets, secondary schools, popular retail stores, restaurants and recreational facilities.

Great links are available to commuters, the A688 leads to the A1 (M) both North and South as well as offering access to Barnard Castle and other nearby towns. The historical city Durham is located only approx. 15 miles away, providing a larger selection of restaurants and shops as well as having the popular indoor and outdoor markets.

In brief the property comprises; an entrance hall which leads through to the living room, dining room and kitchen to the ground floor. Whilst the first floor contains the master bedroom, two further bedrooms and family bathroom. Externally there is an enclosed yard with outhouse providing storage, to the front on street parking is available.



### Living Room

*3.16m x 4.13m*

Spacious and bright living room located to the front of the property, benefiting from neutral decor, log burner and bay window to the front elevation.

### Dining Room

*4.6m x 4.4m*

The second bedroom is another good size reception room with space for a table and chairs along with further furniture. Window to the rear overlooking the yard.

### Kitchen

*2.56m x 2.72m*

The kitchen contains a range of light wood effect wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drainage unit. Space is available for a free standing oven, washing machine and fridge/freezer.

### Master Bedroom

*4.1m x 3.54m*

The master bedroom is a generous double bedroom, with space for a king sized bed, further furniture and window to the front elevation.

### Bedroom Two

*4.1m x 3.56m*

The second bedroom is another double bedroom with window to the rear elevation.

### Bedroom Three

*3.1m x 1.85m*

The third bedroom is a single room that could also be utilised as a home office or play room. Window to the front elevation.

### Bathroom

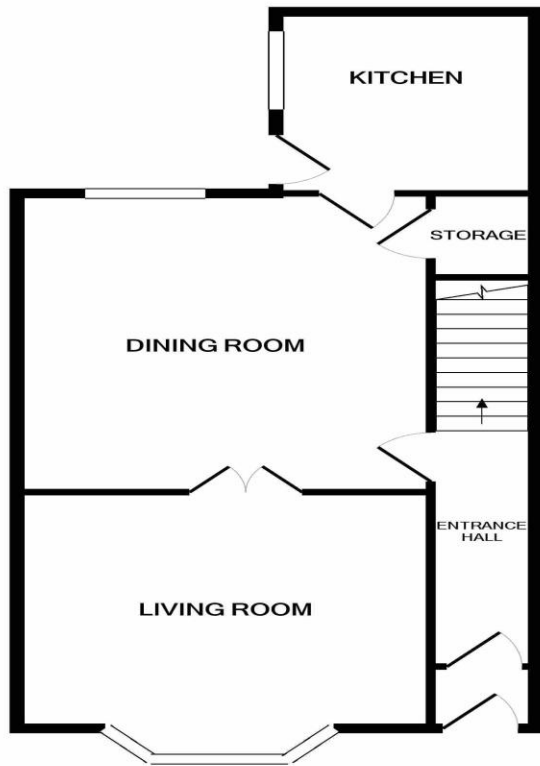
*2.7m x 2.54m*

The bathroom contains a panelled bath, overhead shower, WC and wash hand basin. Opaque window to the side elevation.

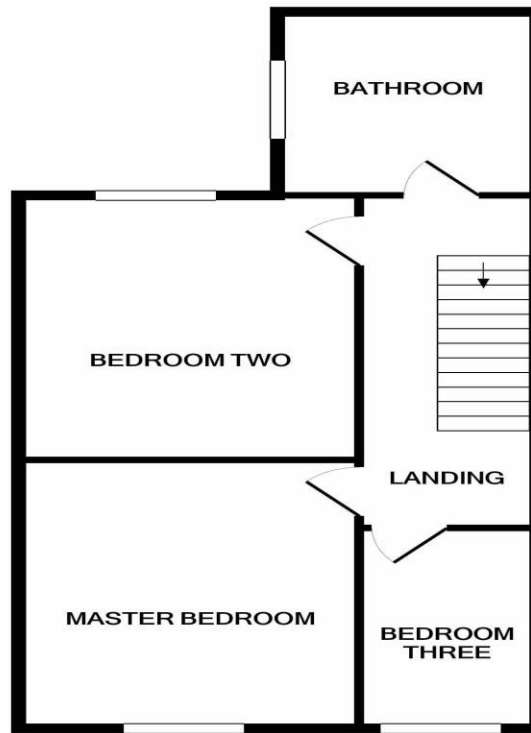
### Outdoor Space

To the rear of the property there is a rear enclosed yard with outhouse providing storage. To the front of the property on street parking is available.





GROUND FLOOR

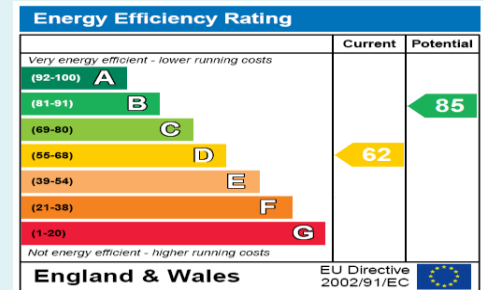


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### OPENING HOURS

9am - 5.30pm Monday to Friday and Saturday 9am -4pm,  
 Closed on Sunday

